

Meeting #43 - December 4

The Madison County Planning Commission and the Madison County Board of Supervisors held a joint meeting on December 4, 2019 at 7:00 p.m. in the Madison County Administrative Center Auditorium located at 414 N. Main Street:

PRESENT: R. Clay Jackson, Chair
Jonathon Weakley, Member
Kevin McGhee, Member
Charlotte Hoffman, Member
Jack Hobbs, County Administrator
Sean Gregg, County Attorney

ABSENT: Amber Foster, Vice-Chair

(Following the Planning Commission Session)

Call to Order/Determine Presence of A Quorum

It was denoted It was noted that a quorum was present.

Adoption of Agenda

Supervisor Hoffman made a motion that was seconded by Supervisor McGhee and carried 4-0 that the Board adopt the Agenda as presented. *Aye: Jackson, Weakley, McGhee, Hoffman. Nay: (0). Absent: Foster.*

Consideration of Zoning and Subdivision Applications

- A. **Case No. S-12-19-23:** Request by Heinz & Heidrum Wieland for a subdivision plat to create four (4) lots with residue. The existing (parent) parcel is roughly 34.6 acres and is zoned B1 (General Business). The newly created parcels would be 2.5 acres, 3.1 acres, 4 acres and 3 acres. In the B1 zoning district there is no minimum lot size requirement. The subject 34.6-acre parcel is located on Madison Plaza Drive, a privately maintained drive, and is identified on Madison County's Tax Maps as 48-13i.

It was reported that the Planning Commission recommended approval of the application as submitted. It was noted that other issues such as septic approval would occur during the site plan approval process.

A duly advertised public hearing was opened. There being no one present who wished to speak, the public hearing was closed.

Supervisor McGhee moved that the Board approve Case No. S-12-19-23 as requested and as recommended by the Planning Commission, seconded by Supervisor Weakley. *Aye: Jackson, Weakley, McGhee, Hoffman. Nay: (0). Absent: Foster.*

- B. **Case No. SU-12-19-24:** Request by Roman Summy for an indefinite special use permit to operate an assisted living facility. The subject property is zoned A1 (General Agriculture) and in this district an assisted living facility (nursing home) is allowable by special use permit. The site is roughly 116.1 acres in size and contains an existing dwelling and several accessory/farm structures. The proposed assisted living facility's site would be located on a roughly twelve (12) acre portion of the subject parcel and contain two (2) detached structures serving thirty (30) residents at full capacity. If approved, in the future the applicant intends to subdivide this roughly twelve (12) acre parcel. The property's address is 4356 S. Blue Ridge Turnpike (Rt. 231), and is identified on Madison County's Tax Maps as 63-63C.

Proffers put forward by Roman Sumy are as follows:

Based upon the recent workshop meeting with the County's Planning Commission, I would like to clearly proffer the following conditions of my requested special use permit:

1. I have submitted a conceptual site plan showing the proposed development of the roughly 12.18 acres site. The site's size/acreage will not exceed 12.18 acres, and the "meets and bounds" of the proposed site will substantially conform to what is shown on this submitted site plan.
2. The proposed operation will be limited to two (2) healthcare centers/structures with a maximum of thirty (30) resident/beds in total. If approved, other support structures (staff/administrator housing) will be shown on the forthcoming site plan. At this moment our conceptual site plan shows two (2) staff/administrator structures. An additional non healthcare structure might be added to the forthcoming site plan; this structure is anticipated to be farm like structure for the use and pleasure of our residents.
3. If this SUP is approved I understand the County requires a formal site plan be submitted for review and approval. In addition, I intend to subdivide the subject 12.18 acres too; which will also require County review and approval. At this moment I am unsure of the sequencing of future submittals; however, I recognize the next submittal (site plan or subdivision) will require review and approval to the satisfaction of VDOT and the Health Department (Virginia Department of Health).

It was reported that the Planning Commission recommended approval of the application as submitted to include the owner's proffers.

A duly advertised public hearing was opened. There being no one present who wished to speak, the public hearing was closed.

Supervisor Weakley noted that what is proposed is not a new concept since other assisted living locations exist in the County.

Supervisor Weakley moved that the Board approve Case No. SU-12-19-24 as requested and as recommended by the Planning Commission, seconded by Supervisor McGhee. *Aye: Jackson, Weakley, McGhee, Hoffman. Nay: (0). Absent: Foster.*

- C. **Case No. SU-12-19-25:** Request by Martens Family Limited Partnership (Vernon Marten) for an indefinite special use permit to develop an airstrip. The subject property is zoned A1 (General Agriculture) and in this district an Airport or Heliport is allowable by special use permit. The vacant site is roughly 263.6 acres in area. The property is located on West Hoover Road (Rt. 609) and is identified on Madison County's Tax Maps as 30-91.

Proffers put forward by the applicant's agent Mike Powell are as follows:

Yes I do not plan to make any changes to the air strip except to keep it mowed. It will remain a grass strip with a local farmer planting crops on either side.

I generally fly back and forth from NJ for farm related purposes. It is a working farm and commuting by air is a lot easier than driving back and forth.

I have been using that air strip since 1974 .

It will remain a private strip and can only be used by permission.

I have not received any complaints from neighbors about landing or taking off from the field.

It was reported that the Planning Commission recommended approval of the application as submitted to include proffers submitted by the owner's representative.

A duly advertised public hearing was opened. There being no one present who wished to speak, the public hearing was closed.

Supervisor McGhee moved that the Board approve Case No. SU-12-19-25 as requested and as recommended by the Planning Commission, seconded by Supervisor Hoffman. *Aye: Jackson, Weakley, McGhee, Hoffman. Nay: (0). Absent: Foster.*

- D. **Case No. SU-12-19-26:** Request by CWS X, LLC for an indefinite special use permit to develop a wireless communication facility (Cell Tower). The subject property is zoned C1 (Conservation) and in this district a cell tower is allowable by special use permit. The subject property is 161.9 acres, and the cell tower would be confined to a roughly 9,888 sq. ft. site. The tower's height would be 199 ft. with a four (4) ft. lightning rod; all located inside a 50 ft. by 65 ft. fenced compound. The subject property is known as Graves Mountain Lodge and is located on Old Blue Ridge Turnpike (Rt. 670). The parcel is identified on Madison County's Tax Maps as 20-13.

It was reported that the Planning Commission has recommended approval of the application, which includes a site plan, as submitted.

A duly advertised public hearing was opened.

Chris Hawk from Piedmont Environmental Council asked the Board to consider requiring the tower to be painted.

There being no one else present who wished to speak, the public hearing was closed.

Supervisor Weakley moved that the Board approve Case No. SU-12-19-26 as requested and as recommended by the Planning Commission, seconded by Supervisor Hoffman. *Aye: Jackson, Weakley, McGhee, Hoffman. Nay: (0). Absent: Foster.*

- E. **Case No. S-12-19-27:** Request by Bonnie & Douglas Coffey for a subdivision plat to create one (1) lot with residue. The existing (parent) parcel is roughly 9.6 acres and is zoned A1 (General Agriculture). The newly created parcel would be 3 acres. In the A1 zoning district, the minimum lot area is 3 (three) acres. The subject 9.6-acre parcel is located on Seville Road (Rt. 621) and is identified on Madison County's Tax Maps as 54-15.

It was reported that the Planning Commission had tabled this application pending receipt of VDOT comments.

Information & Correspondence

A document containing all written comments by County employees on the proposed Personnel Classification and Compensation Plan was received.

The County Administrator reported that he had attended a meeting of the School Capital Improvement Plan Committee earlier that day. The schools expect to be in position to request bids for the primary school renovation project by the end of December, receive bids at the end of January and be before the Board of Supervisors with a funding request for the project on February 11, 2020. The Board members discussed the development and processing of contracts issued by the school board.

The County Administrator reminded all present of the planned December 18 session and the effort to organize it such that presentations, public hearings and decisions on the public safety radio system could be made within the one hour allotted.

With no further action being required by the Board, Supervisor Hoffman moved that the meeting be recessed until 7:30 a.m. on December 7, 2019 at 714 Yager Mountain Road, seconded by Supervisor Weakley. *Aye: Jackson, Weakley, McGhee, Hoffman. Nay: (0). Absent: Foster.*

R. Clay Jackson, Chairman
Madison County Board of Supervisors

Clerk of the Board of the Madison County Board of Supervisors
Adopted on: December 10, 2019

Copies: Board of Supervisors, County Attorney & Constitutional Officers



Agenda

Joint Meeting

Madison County Planning Commission &
Madison County Board of Supervisors
Wednesday, December 4, 2019 at 7:00 p.m.
County Administration Building Auditorium
414 N. Main Street, Madison, Virginia 22727

Following the Planning Commission Meeting

1. Call to Order, Determination of a Quorum, Pledge of Allegiance, Moment of Silence & Adoption of an Agenda
2. Public Comment
3. Public Hearings:

- A. Case No. S-12-19-23:** Request by Heinz & Heidrum Wieland for a subdivision plat to create four (4) lots with residue. The existing (parent) parcel is roughly 34.6 acres and is zoned B1 (General Business). The newly created parcels would be 2.5 acres, 3.1 acres, 4 acres and 3 acres. In the B1 zoning district there is no minimum lot size requirement. The subject 34.6-acre parcel is located on Madison Plaza Drive, a privately maintained drive, and is identified on Madison County's Tax Maps as 48-13i.
- B. Case No. SU-12-19-24:** Request by Roman Summy for an indefinite special use permit to operate an assisted living facility. The subject property is zoned A1 (General Agriculture) and in this district an assisted living facility (nursing home) is allowable by special use permit. The site is roughly 116.1 acres in size and contains an existing dwelling and several accessory/farm structures. The proposed assisted living facility's site would be located on a roughly twelve (12) acre portion of the subject parcel and contain two (2) detached structures serving thirty (30) residents at full capacity. If approved, in the future the applicant intends to subdivide this roughly twelve (12) acre parcel. The property's address is 4356 S. Blue Ridge Turnpike (Rt. 231), and is identified on Madison County's Tax Maps as 63-63C.
- C. Case No. SU-12-19-25:** Request by Martens Family Limited Partnership (Vernon Marten) for an indefinite special use permit to develop an airstrip. The subject property is zoned A1 (General Agriculture) and in this district an Airport or Heliport is allowable by special use permit. The vacant site is roughly 263.6 acres in area. The property is located on West Hoover Road (Rt. 609) and is identified on Madison County's Tax Maps as 30-91.
- D. Case No. SU-12-19-26:** Request by CWS X, LLC for an indefinite special use permit to develop a wireless communication facility (Cell Tower). The subject property is zoned C1 (Conservation) and in this district a cell tower is allowable by special use permit. The subject property is 161.9 acres, and the cell tower would be confined to a roughly 9,888 sq. ft. site. The tower's height would be 199 ft. with a four (4) ft. lightning rod; all located inside a 50 ft. by 65 ft. fenced compound. The subject property is known as Graves Mountain Lodge and is located on Old Blue Ridge Turnpike (Rt. 670). The parcel is identified on Madison County's Tax Maps as 20-13.

E. Case No. S-12-19-27: Request by Bonnie & Douglas Coffey for a subdivision plat to create one (1) lot with residue. The existing (parent) parcel is roughly 9.6 acres and is zoned A1 (General Agriculture). The newly created parcel would be 3 acres. In the A1 zoning district, the minimum lot area is 3 (three) acres. The subject 9.6-acre parcel is located on Seville Road (Rt. 621) and is identified on Madison County's Tax Maps as 54-15.

4. **Discussion: Personnel Classification and Compensation Plan (Hobbs)**
5. **Information/Correspondence**
6. **Public Comment**
7. **Closed Session**
8. **Recess until 7:30 AM on December 7, 2019 at 714 Yager Mountain Road**